



CHAPEL BARN, WIDMERE LANE, MARLOW
PRICE: £1,350,000 FREEHOLD

am ANDREW
MILSON

**CHAPEL BARN
WIDMERE LANE
MARLOW
BUCKS SL7 3DF**

PRICE: £1,350,000 FREEHOLD

Situated just over two miles from Marlow in a delightful semi-rural location, a superbly presented four double bedroom period Barn conversion offering stylish accommodation with large rooms, top quality fittings and character features throughout.

**FOUR BEDROOMS: DRESSING ROOM:
TWO BATH/SHOWER ROOMS:
GALLERIED RECEPTION HALL &
KITCHEN/BREAKFAST ROOM: SITTING
ROOM: UTILITY ROOM: EXPOSED BEAMS:
VAULTED CEILINGS: OIL CENTRAL
HEATING: OPEN PLAN WEST FACING
GARDENS: BIRCH & STONE TILED FLOORS:
DOUBLE GARAGE: AMPLE PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: This impressive four bedroom two storey barn conversion has been refitted and remodelled by the present owners to create a unique and very modern country residence of much charm, character and quality that is set in west facing gardens overlooking a 11th Century Chapel. Chapel Barn is within a five minute drive of Marlow Town Centre and occupies a stunning location on high ground amongst similar Barn conversion that border Widmere Farm. We highly recommend an inspection of this stunning home. Marlow offers excellent secondary schools including Sir William Borlase Grammar, sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead to Paddington, London linking with the Elizabeth Line. The M4 and M40 are accessible, via the A404 at Maidenhead and High Wycombe respectively.

DIRECTIONS: using postcode SL7 3DF turn left off Widmere Lane when you see the barns & Chapel Barn is the first on the right with the little pond.



SPACIOUS RECEPTION HALL front door, glazed side panels, full height ceiling, open tread stairs to First Floor, opening to Kitchen/Breakfast Room, radiator, full height built in cloaks cupboards, glazed door to Sitting room.



SPACIOUS SITTING/DINING ROOM three windows overlooking the front, exposed beams, spotlights, space for dining table and sofas, ornate contemporary gas fire, radiator, wall cupboards and glazed door to Kitchen/breakfast room.



LARGE OPEN KITCHEN/BREAKFAST ROOM a superb space with glazed galleried landing, space for dining table. Extensive range of contemporary cream and lime wall and base units (all drawers), contrasting slate working surfaces, inset stainless steel sink, mixer tap, vaulted ceiling, roof lights. Wine cooler, fridge & freezer, Siemens four ring induction hob, breakfast bar. John Lewis double ovens and dual microwave grill, built in AEG coffee machine and Miele dishwasher, three windows and stable door to garden, underfloor heating, glazed door to Inner Hall:



SHOWER ROOM white suite of tiled shower cubicle, glazed door, Mira shower unit, Villeroy & Boch wash basin in curved vanity unit with cupboard and shelves, low level Villeroy & Boch w.c. tiled walls and floor, extractor fan, underfloor heating.

UTILITY ROOM ample wall and base storage units, stainless steel sink, granite style working surfaces, appliance space and plumbing for dryer and washing machine, Olympic oil fired boiler, door to Double Garage.

FIRST FLOOR GALLERIED LANDING brushed chrome balustrade, inset glass panels, exposed beams, wooden floor, eaves storage cupboard.



INNER HALL with cupboards, spotlights, doors to garden, utility and shower rooms



BATH/SHOWER ROOM delightful contemporary suite of oval shaped bath, recess for toiletries, double wide wash basin with vanity drawers, double medicine cabinet with lighting, tiles walls & tiled heated floor, low level w.c. linen cupboard, walk in shower, glazed screen, shower attachment and overhead rose, extractor fan, underfloor heating, heated towel rail.



BEDROOM ONE Spacious double with very large eaves storage, two Velux roof lights, radiator, spotlights.



DRESSING AREA open shelves, hanging rails, radiator, drawers. This room is located above the ground floor Shower Room and provides scope to create an ensuite facility, if required.





BEDROOM TWO high vaulted ceiling with exposed beams, Velux roof light, radiator.



BEDROOM FOUR/STUDY vaulted ceiling with exposed beams, radiator



BEDROOM THREE Spacious double with vaulted ceiling, exposed beams to walls and ceiling, radiator.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

OUTSIDE



TO THE FRONT is a gravel driveway for the parking of three vehicles with a pond, shaped lawn areas, winding pathways, pebbled bed, outside lighting, maturing trees, hedgerow and lavender and flint beds. **DOUBLE GARAGE** with swing double doors, light, power, cupboards and door to Utility Room. **THE REAR GARDEN** is west facing and a sun trap with shaped paved patio area with brick wall, shaped flower beds and a large expanse of lawn open plan to the neighbouring property



**M6250224 EPC BAND: D
COUNCIL TAX BAND: G**



VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Area = 287.9 sq m / 3099 sq ft
Garage = 36.6 sq m / 394 sq ft
Total = 324.5 sq m / 3493 sq ft (Excluding Void)
Including Limited Use Area (29.6 sq m / 319 sq ft)
For identification only. Not to scale.
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